101.0	0007	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	700,300 / 700,300
					USE VALUE:	700,300 / 700,300
					ASSESSED:	700,300 / 700,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		TOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC SWEENEY ROBERT G--ETAL
Owner 2:	MC SWEENEY KATHLEEN M
Owner 3:	
Street 1:	26 TOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,450 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Vinyl Exterior and 1807 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6450.000	270,900		429,400	700,300
Total Card	0.148	270,900		429,400	700,300
Total Parcel	0.148	270,900		429,400	700,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.55 | /Parcel: 387.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65547
GIS Ref	
GIS Ref	
Insp Date	08/07/18

!8131!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,900	0	6,450.	429,500	700,400	700,400	Year End Roll	12/18/2019
2019	101	FV	268,700	0	6,450.	435,600	704,300	704,300	Year End Roll	1/3/2019
2018	101	FV	268,700	0	6,450.	325,200	593,900	593,900	Year End Roll	12/20/2017
2017	101	FV	268,700	0	6,450.	294,500	563,200	563,200	Year End Roll	1/3/2017
2016	101	FV	268,700	0	6,450.	282,200	550,900	550,900	Year End	1/4/2016
2015	101	FV	222,900	0	6,450.	239,300	462,200	462,200	Year End Roll	12/11/2014
2014	101	FV	222,900	0	6,450.	227,000	449,900	449,900	Year End Roll	12/16/2013
2013	101	FV	222,900	0	6,450.	216,000	438,900	438,900		12/13/2012

PRINT

Date	Time
12/10/20	22:42:57

LAST REV

Date	Time
08/29/18	11:16:25
apro	
8131	

USER DEFINED

Prior Id # 1:	65547
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	845-200		2/15/1974		41,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2015	833	Manual	12,975		7/1/2015			Replace walkway an
3/12/2010	178	Redo Bat	28,800	C				REMODEL BATHROOM

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2018	MEAS&NOTICE	CC	Chris C
6/14/2010	Info Fm Prmt	BR	B Rossignol
10/22/1999	Meas/Inspect	256	PATRIOT
8/16/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6450		Sq. Ft.	Site		0	70.	0.95	5									429,449						429,400	

Total AC/HA:	0.14807	Total SF/SM:	6450	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	429,449	Spl Credit		Total:	429,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	129.520
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332811
Depreciation:	61903
Depreciated Total:	270908

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

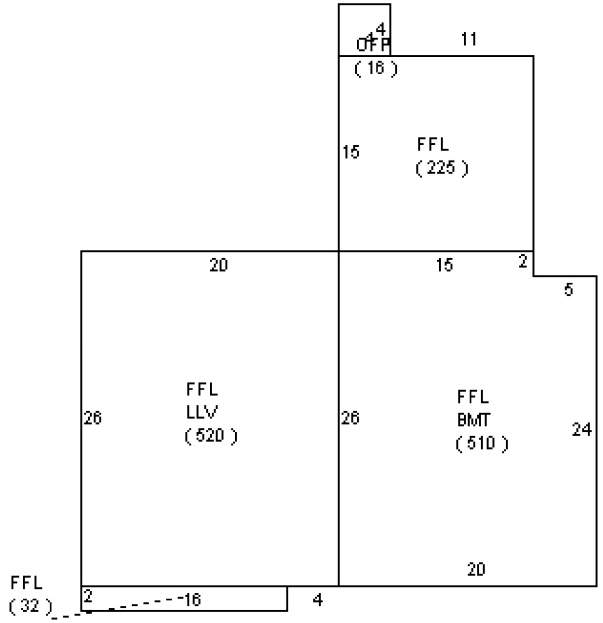
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,287	129.520	166,692
LLV	Lower Level	520	112.200	58,342
BMT	Basement	510	38.860	19,816
OFP	Open Porch	16	44.440	711
	Net Sketched Area:	2,333	Total:	245,561
Size Ad	1287	Gross Are	2333	FinArea 1807

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	129.52
Special Features:	0	Val/Su Net:	116.12
Final Total:	270900	Val/Su SzAd	210.49

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 101.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: